

Appendix 6
Rejected sites outside settlements

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Site Ref	Address	Settlement	Reason for Rejection
L/35/08	The Minstrels Gallery, Old Salts Farm Road, Lancing BN15 8JG	Lancing	The site has a planning consent dating from before the April 2008 base date. The deliverability of this permission is discussed elsewhere in this study.
L/38/08	Lancing College Farm, College Drive, Lancing	Lancing	The site is currently under construction. The deliverability of this permission is discussed elsewhere in this study.
L/41/08	Land at junction of Saltings Roundabout, New Salts Farm, New Salts Farm Road, Lancing	Lancing	Outside built up area boundaries and within the Strategic Gap but adjoins the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. This land is a fundamental part of the gap between the adjoining settlements. The site does not have future potential for housing development.
L/42/08	Land south west of, New Monks Farm, Mash Barn Lane, Lancing	Lancing	The site is located outside settlement boundaries and within the Strategic Gap where residential development is not currently permitted. This site has been identified as additional public open space to be secured through the golf course permission. The site is therefore not considered suitable for future residential development, although land adjacent to it has future housing potential.
L/43/08	New Salts Farm, New Salts Farm Road, Lancing	Lancing	Outside built up area boundaries and within the Strategic Gap but adjoins the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The western part of the site does have potential to provide a suitable and achievable location in the future, if combined with land further west. However, from the information available, there is not a reasonable prospect that housing will be delivered on the site in the future as the site is not demonstrably available. The availability of this site should be monitored on a regular basis.
L/5/08	Land east of, Adur Close, Lancing	Lancing	Outside built up area boundaries and within the Strategic Gap but adjoins the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site forms part of an area identified in the Urban Fringe Study as making a significant contribution to the Strategic Gap both in north-south and east-west views and can be seen from afar as a prominent feature contributing to the setting of the nearby settlements. From the information available, therefore, the site is not considered suitable for housing development in the future.
S/1/08	West Street Nursery and adjoining land to north, West Street, Sompting	Sompting	The site is located outside settlement boundaries, within the countryside and within the Strategic Gap where residential development is not currently permitted. Development on this site would contravene policy and therefore the site is not considered to be currently suitable. Landscape studies have demonstrated that this undeveloped site contributes significantly to the character of Sompting village and the perception of the Gap and any future development would change the linear character of the village within the surrounding countryside and hence be detrimental to the character of the conservation area. Development of this site would also erode the perception of the (narrow) gap between the village of old Sompting and the urban areas to the east and west.
S/11/08	Halewick Farm, Steepdown Road, Sompting	Sompting	The site is located outside built up area boundaries, within the countryside and within the Strategic Gap where residential development is not currently permitted. Land lies within the AONB and proposed National Park where development will not be permitted except in compelling circumstances. From the information available, the site is therefore not considered suitable for housing development in the future.
S/6/08	Stocks Garden, Stocks House, West Street, Sompting	Sompting	The site is outside built up area boundaries and within the Strategic Gap between Sompting and Worthing. Development on this site would contravene policy and therefore the site is not considered to be currently suitable. Although the area is by no means tranquil, it has an important role in maintaining the integrity of the Strategic Gap in landscape terms and should be protected from future development. Development for housing would also change the linear character of the village within the surrounding countryside and hence be detrimental to the character of the conservation area. From the information available, therefore, the site is not considered suitable for housing development in the future.

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SU/15/08	Grazing Land South West of Flyover, Steyning Road, Shoreham-by-Sea	Shoreham-by-Sea	The intrusive nature of the A27 and the junction to the north, coupled with traffic noise, suggests the site would not be suitable for residential purposes. The Urban Fringe Study suggests that a high quality employment use at this "gateway" location may be a more appropriate form of development. From the information available, therefore, the site is not considered suitable for housing development in the future.
SU/16/08	Blue Circle Cement Works, Steyning Road, Shoreham-by-Sea, Steyning BN44 3TX	Shoreham-by-Sea	The site is located a considerable distance from any significant settlements and the necessary facilities and services. The site would therefore not be a sustainable location for residential development. The reuse of this site for alternative uses is considered more appropriate. From the information available, therefore, the site is not considered suitable for housing development in the future.
SU/3/08	Land to north of, Holmbush Close, Shoreham-by-Sea	Shoreham-by-Sea	The site is located outside settlement boundaries, within the countryside where residential development is not currently permitted. Land lies within the AONB and proposed National Park where development will not be permitted except in compelling circumstances. From the information available, the site is therefore not considered suitable for housing development in the future.
SU/33/08	Adur Recreation Ground, Brighton Road, Shoreham-by-Sea	Shoreham-by-Sea	Site is protected as Public Open Space and has future potential for enhanced facilities. Although visually separated from other parts of the Strategic Gap, development of the site would encroach upon the perception of a gap between Lancing and Shoreham as you approach along the A259 from Shoreham. From the information available, therefore, the site is not considered suitable for housing development.
SW/3/08	Downland to north and east of, Hill Farm Way, Southwick	Southwick	The site is located outside settlement boundaries, within the countryside where residential development is not currently permitted. Land lies within the AONB and proposed National Park where development will not be permitted except in compelling circumstances. From the information available, the site is therefore not considered suitable for housing development in the future.
SW/6/08	Former private playing field east of 70 to 104, Downsway, Southwick	Southwick	The site is outside the built up area, crossed by overhead powerlines and has no vehicular access. From the information available, the site is therefore not considered suitable for housing development in the future.